



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Promoting the wise use of land

SUBDIVISION REVIEW BOARD

MEETING DATE December 7, 2015	CONTACT/PHONE Jo Manson (805) 781-4660 jmanson@co.slo.ca.us	APPLICANT Sathyendra and Shalini Bhat	FILE NO. CO 00-0183 SUB2006-00012
SUBJECT A request for a first time extension by SATHYENDRA AND SHALINI BHAT for a Tentative Parcel Map (CO 00-0183) to subdivide an existing 12.20 acre parcel into four parcels of 3.01, 3.04, 3.04, and 3.10 acres (gross) each. The four parcels will use a shared well system for the project's water supply. The project is located on the north side of Stagecoach Road, approximately 450 feet south of the Paloma Place intersection, approximately ½ mile northwest of the City of Arroyo Grande, in the San Luis Bay Sub-Area of the South County planning area.			
RECOMMENDED ACTION Approve the first time extension request for Tentative Parcel Map CO 00-0183.			
ENVIRONMENTAL DETERMINATION An addendum to a previously adopted Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) was issued on August 22, 2006 for this project. The addendum to the previously adopted Negative Declaration was approved by the Subdivision Review Board on November 6, 2006.			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 047-127-002	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Adequate groundwater resources and sewage disposal, combined driveways			
LAND USE ORDINANCE STANDARDS: Setbacks, Minimum Parcel Size, Parcel Design Standards, Access and Circulation Design			
EXISTING USES: Undeveloped			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Suburban/scattered residences East: Residential Suburban/scattered residences South: Residential Suburban/scattered residences West: Residential Suburban/scattered residences			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: Tentative parcel map was originally referred to Public Works, Environmental Health, County Parks, Cal Fire, Air Pollution Control District, Cal Trans, Regional Water Quality Control Board, City of Arroyo Grande, California Department of Fish and Game, RTA			
TOPOGRAPHY: Gently to steeply sloping		VEGETATION: Grasses, forbs, oak woodland, pismo clarkia	
PROPOSED SERVICES: Water supply: On-site shared well Sewage Disposal: Individual septic system Fire Protection: Cal Fire		ACCEPTANCE DATE: N/A	
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ Fax: (805) 781-1242</small>			

PROJECT HISTORY

This time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act as amended by Senate Bill 1185, Assembly Bill 333, Assembly Bill 208 and Assembly Bill 116 currently allows time extensions to be granted to a maximum of thirteen (13) years past the initial approval period of two years for tentative parcel maps, if the tentative map qualifies for each of the state mandated extensions. This tentative parcel map is not yet ready to record. Additional time is necessary to comply with the conditions of approval. Time extensions for tentative maps are discretionary; however, they have historically been processed as an administrative action and placed on the consent agenda for notification purposes for both the Subdivision Review Board and the public.

DISCUSSION

The following time extension is recommended for approval:

PARCEL MAP CO 00-0183 (SUB2006-00012)

First time extension request by Sathyendra and Shalini Bhat for a tentative parcel map, CO 00-0183, to subdivide an existing 12.20 acre parcel into four parcels of 3.01, 3.04, 3.04, and 3.10 acres (gross) each. The four parcels will use a shared well system for the project's water supply. The project is located on the north side of Stagecoach Road, approximately 450 feet south of the Paloma Place intersection, approximately ½ mile northwest of the City of Arroyo Grande, in the San Luis Bay Sub-Area of the South County planning area.

The tentative map is set to expire on November 6, 2015. On October 15, 2015, the applicant requested the **first one year time extension**. After review of the tentative map, staff recommends to the Subdivision Review Board that the **first one year time extension** be granted to November 6, 2016, subject to the conditions of approval set by the Subdivision Review Board on November 6, 2006.

Tentative Parcel Map CO 00-0183 was approved by the Subdivision Review Board on November 6, 2006. A conditionally approved tentative parcel map shall expire twenty-four (24) months after its conditional approval. The original expiration date was November 6, 2008. The applicant can request up to six (6) one year time extensions. This request is the applicant's **first one year time extension request**.

The Subdivision Map Act was amended in 2008, 2009, 2011 and 2013 to provide tentative maps with "automatic, state-mandated" extensions that are above and beyond the six (6) one year time extensions as follows:

Senate Bill 1185 (California Government Code Section 66452.21) – If a tentative map was approved before and not expired on July 15, 2008 and will expire between July 15, 2008 and January 1, 2011 – extends the tentative map twelve (12) months. Tentative Parcel Map CO 00-0183 was extended to November 6, 2009.

Assembly Bill 333 (California Government Code Section 66452.22) – If a tentative map was approved before and not expired on July 15, 2009 and will expire between July 15, 2009 and January 1, 2012 – extends the tentative map twenty four (24) months. Tentative Parcel Map CO 00-0183 was extended to November 6, 2011.

Assembly Bill 208 (California Government Code Section 66452.23) – If a tentative map was approved before and not expired on July 15, 2011 and will expire between July 15, 2011 and January 1, 2014 – extends the tentative map twenty four (24) months. Tentative Parcel Map CO 00-0183 was extended to November 6, 2013.

Assembly Bill 116 (California Government Code Section 66452.24(a)) – If a tentative map was approved after January 1, 2000 and not expired on July 15, 2013 and will expire between July 15, 2013 and January 1, 2016 – extends the tentative map twenty four (24) months. Tentative Parcel CO 00-0183 was extended to November 6, 2015.

ATTACHMENTS

Attachment 1 - Project Graphics

Attachment 2 - Notice of Final County Action, November 13, 2006

Report prepared by Jo Manson
and reviewed by Terry Wahler, Senior Planner